

TRILOGI APARTMENTS - A SPIRIT OF COLLABORATION

The \$180M Trilogi Apartments project comprises three architecturally distinct buildings 'Chic', 'Sharp' and 'Elegant,' totaling 323 apartments linked by shared facilities, constructed over ground level retail spaces and a two-level basement car park which extends beneath the entire site.



MAIN CONSTRUCTION COMPANY : Probuild
PROJECT END VALUE : \$76 Million
COMPLETION : July 2013 (1 month ahead of schedule)
ARCHITECTS : DRC Architecture
STRUCTURAL / CIVIL ENGINEER : Irwin Consult
BUILDING SURVEYOR : Gardner Group

In joining together the Victorian operations of Probuild and Contexx, the amalgamation has been described by Probuild as 'making one plus one equal three'. It is therefore fitting that as "one Probuild", the efforts of the combined group have completed the \$180 million Trilogi Apartments project in Prahran.

The luxurious 1 and 2 bedroom resort style apartments were developed by Caydon, a company known for its commitment to quality architecture, design, construction and finish.

Trilogi consists of 323 residential apartments incorporating ground floor retail, across three separate, unique and innovative buildings, each with stunning views over the city and Port Phillip Bay. The masterplanning emphasis has been on linking the three buildings through common leisure and recreational features including an onsite gymnasium, three landscaped garden areas, a ground floor garden, outdoor terrace areas, and a rooftop retreat with a multimedia room and a dining area.

Each apartment is stylish and spacious with high quality fit outs including designer kitchens and Italian appliances. The apartments also have the latest technology in heating, lighting and cooling systems and sustainability features including solar powered hot water and high performance double glazing.

Contexx commenced construction in March 2012, after a detailed planning process over six months. Contexx put this delay to good use and ensured every construction and layout issue was considered, and worked closely with Caydon to advise on cost and logistical planning, buildability, environmental impact and sustainability aspects.

Contexx had developed their reputation for delivering exceptional results through innovative

construction and engineering solutions, and Trilogi is another excellent example of the value of this combination of client-focused collaboration and outcome-focused ingenuity.

"By working in close partnership with clients we can share our extensive experience and deliver high performance, cost effective outcomes ahead of schedule. We provide a cohesive multi-disciplined team who are focused on providing solutions resulting in added end value to a client's project," said Trilogi's Project Manager, John Rusak.

A distinctive and prominent feature of Trilogi is the unique "rock like" façade of the seven level building. To create it, Contexx went beyond standard best practice to think outside the square, working closely with their subcontractors to develop a methodology.

The rock façade was produced initially by a 3 D model, then the façade was constructed off site, with each level built as a single unit, transported to the Trilogi site, lifted by crane and attached to the structure. The result is a sleek contemporary façade which enhances the beauty of the project.

During the construction period, the relationship between Probuild and Contexx

which had been evolving for two years was formalised as an amalgamation, so Trilogi was completed under the Probuild banner. As all of Contexx's highly expert and capable team have been retained, continuity in all practical aspects was maintained on site. This included the safety management, which is a strong part of the workplace culture for both Contexx and Probuild staff.

At Trilogi, Contexx had organised the site in a manner which made safety a high priority, with careful management needed due to the challenges posed by the small amount of work space. A new work substation and several work areas within the envelope of the building were developed to ensure that work continued, and effective communication combined with a committed workforce resulted in an excellent safety record.

"We have a great team at Contexx with reliable, hard working staff, subcontractors and suppliers, and all the people on this project have performed brilliantly," said John Rusak. "We congratulate Caydon on the new Trilogi Apartments. We are delighted to have played a part by offering our services and we look forward to working together on future projects."

Contexx had already gained the contract for a new Caydon project, the Atria Apartments in Hawthorn, and this will now be undertaken as a united Probuild effort.

By joining forces, Probuild and Contexx have now created a dynamic new Tier One contractor, which will continue to operate nationally.

"We have kept the best of both businesses, most notably our key people, and joined them together. We aim to be the best in the industry, offering a new alternative to clients and more opportunities for our valued subcontractors, suppliers and consultants," said Probuild Chairman and Group Director, Ted Yencken.

"Our Victorian operations are now located at one location – Level 10, 580 St Kilda Road, Melbourne Vic 3004. All of our staff have been integrated into the business and all of our projects bear the one brand. We are now one Probuild."

For more information contact

PROBUILD

Level 10, 580 St Kilda Road, Melbourne Vic 3004
Tel: 61 3 9693 8222
Fax: 61 3 9693 8233
www.probuild.com.au



WASTE WISE ENVIRONMENTAL® & TRILOGI APARTMENTS PRAHRAN

BREAKING THE MOULD - PRECAST CONCRETE SOLUTIONS PROVIDED BY CITYWIDE PRECAST

Citywide Precast Pty Ltd has become known for its ability to create any precast product, no matter the size, shape or detail. Architectural design possibilities are evolving and this can be attributed to the innovation and versatility of architectural precast concrete. Trilogi Apartments are a shining example of three distinctive facades described as chic, sharp and elegant created by Citywide Precast.

Citywide Precast worked closely with the Caydon Developers and Contexx Construction group to design, produce and install the structural and architectural concrete construction panels. The apartments are made up of square metres of precast panels and plinth sections consisting of panels and square metres of curved panels. The curved panels were constructed in three separate pieces off site and transported to the construction site.

The traditional process of pouring concrete onsite requires ideal weather conditions and is labour intensive. Citywide Precast constructed the panels at their premises in a fraction of the usual time which resulted in significant cost savings for their customer.

In all Citywide Precast spent months on the project, this included initial stages of precast planning, design documentation, in-house manufacturing, transportation and installation.

Citywide Precast is a specialised pre-cast concrete panel manufacturer with over 30 years' experience and expertise in the design, production and installation of structural and architectural concrete construction panels including natural exposed colour, and textured to suit any type of building project whether it is residential, industrial or commercial.

Citywide Precast are able to turn what could be a mundane product into something that adds value to the surrounding environment. They are able to make suggestions prior to production that will enhance the project and reduce on-site installation. The products they produce are of high quality, functional and meet or exceed Australian standards.

Citywide Precast pride themselves on taking an innovative, flexible and professional approach in order to provide the best service for all of their clients. Citywide Precast is committed to delivering long-term and cost-effective solutions of the highest standard in quality and workmanship, delivering each project on time and on budget.

For more information contact Citywide Precast Factory, 38/42 Star Crescent, Hallam VIC 3803, phone 03 9702 4726, email cwp@citywideprecast.com

Our community's focus on sustainability, recycling and reducing the impact of waste has enabled Waste Wise Environmental® (Waste Wise®) to build a new type of business, focusing on diverting waste from landfill, (Waste Wise Recycling®).

The new Trilogi Apartment complex will see Waste Wise Environmental collect all waste streams from within title boundary. Waste Wise Environmental will use their new MINI rear loader to drive into the basement of the Trilogi Apartment complex.

With an overall height of just 2.08 meters and a length of 6.40 meters; this rear-loader can enter most car parks, accessing all levels to empty 240 litre and 660 litre bins within its own height capacity. The MINI rear loader is ideal for jobs where space is tight and regular trucks cannot enter. This vehicle is popular with developers and architects for its ability to save space, money and increase square meter efficiency. Local governments have endorsed the MINI rear loader and are supporting the use of this vehicle. Local governments are complimenting Waste Wise Environmental in assisting them with reducing/eliminating the number of bins at curbside for collection.

Waste Wise Environmental offers its clients practical systems, education, waste removal services and support and guidance towards better recycling practices. Waste Wise Environmental help with the setup, implementation and management of green star compliance and accreditation for waste management and recycling, working toward zero waste initiatives.

Waste Wise Environmental specialise in waste design proposal and planning for any new development submission to local government.

Waste Wise Environmental is a one-stop-shop for all your waste management needs, services on offer includes:

- General waste services.
- Recycling services (full commingle, paper and cardboard).
- Document destruction.
- Waste compaction systems.
- Rear-lift.
- Front-lift.
- Skips.
- Commercial/industrial waste/recycling collection.
- Materials recovery (sorting of recyclables from waste).
- Consultancy and auditing.
- Waste management design, proposals and planning.

Revolutionary equipment coupled with expertise and innovative thinking empowers Waste Wise Environmental to offer services unheard of before. Waste Wise Environmental has a longstanding reputation for know-how, reliability and offer brilliant service at competitive rates. Waste Wise Environmental service a wide range of industries, including property trusts, owner's corporations, retail, hospitality, nursing and retirement, the domestic market and building / construction. If you produce waste, Waste Wise Environmental can help you manage and recycle it.

For more information contact Waste Wise Environmental

Phone : 1300 550 408 email : info@wastewise.com.au
 Frank Cardamone : 0417 511 396 email : frank@wastewise.com.au
 Robert Burr : 0459 112 221 email : rob@wastewise.com.au
 website : www.wastewise.com.au